

December 2, 2019

Nick Ross
City of Tucson
Planning & Development Services
201 North Stone Avenue
Tucson, AZ 85701

RE: Response to Design Professional Review Comments
Julian Drew Lofts
IID-19-05

Dear Nick,

Thank you for setting up the meeting with Rick Gonzalez to go over the comments related to his review of the Julian Drew Lofts design submittal. Following are my responses to our discussion:

Comment 1

No Response Required.

Comment 2

The addition of the sidewalk along the west should include a stripped cross-walk for safety along the south driveway.

Comment 2 Response

The added sidewalk is within the public R.O.W. and is included in the revised Development Package for TDOT to review. While there is no vehicular traffic crossing the sidewalk at the south end of the site, there will be trash cart movement across the sidewalk. Textural and color markings can be added to alert pedestrians.

Comment 3

Seismic monitoring, as outlined by the code, should be required for this project.

Comment 3 Response

This requirement will be stated in the Director's decision letter and will be a requirement of the project.

Comment 4

Include with these revised plans information on the layout that demonstrate no change of utilities access such as water, wastewater, natural gas, electric, and telecommunication utilities.

Comment 4 Response

There will be relocation of existing on-site utilities serving existing adjacent buildings. The new design maintains required service access. This information is provided in the project Development Package.

Comment 5

Confirm that the screening building elements that have been previously accepted will not change.

Comment 5 Response

Screening elements as previously designed will not be changed.

Comment 6

Still consider replacement of the lost mural and integration of something similar into the west facade.

Comment 6 Response

Ross Rulney has had conversations with the original artist about creating a new mural, most likely on the east façade where it will be visible from the west. The west façade features an irregular textural surface treatment.

Comment 7

Confirm provisions for adequate night lighting around the property and for security of pedestrians has not changed.

Comment 6 Response

Night lighting around the property has not changed from the previous design.

Comment 7

Demonstrate provisions for adequate night lighting around the property and for security of pedestrians.

Comment 7 Response

The first level façade on all three primary elevations has a series of recesses. The exterior soffits above the recess will contain down-lighting adequate to provide safety for pedestrians. See the attached site plan.

This constitutes our response to the Design Professional's comments.

Sincerely,



William Williams AIA | NCARB | LEEDAP

Partner/VP

Attachments